Meeting Date: April 18, 2011
Agenda Item: #6-7

Mission Statement
Provide quality services in a modern, courteous and cost-efficient manner.

VILLAGE PLAN COMMISSION STAFF REPORT

REPORT TO: President Burt McIntyre & Village Plan Commission

REPORT FROM: James Korotev, Director of Code Administration

AGENDA ITEM: PUBLIC HEARING - The Village of Howard Plan Commission will hold a public hearing at 6:35 p.m. on April 18, 2011 at 2456 Glendale Avenue concerning a request for final planned development approval from Stephanie Senogles, representing Building Blocks Family Therapy Center, to permit the property owned by Charles and Jennifer Dais, located at 770 Fredrick Court, to offer "Equine Assisted Psychotherapy and Learning Sessions." The applicant and her clients would meet for one- to two- hour sessions in the horse arena for approximately 15 hours per week. There would be no riding during the sessions, only handling. Clients would include those with eating disorders, poor self-esteem and poor family functioning. **THIS WILL BE A RECOMMENDATION TO THE VILLAGE BOARD FOR THE APRIL 25, 2011 VILLAGE BOARD MEETING.**

ACTION REQUESTED: Approval of the proposed final planned development.

POLICY ISSUE

Should the Village approve the final planned development thereby allowing Stephanie Senogles, representing Building Blocks Family Therapy Center, to offer "Equine Assisted Psychotherapy and Learning Sessions" on the property owned by Charles and Jennifer Dais, located at 770 Fredrick Court.

BASIC INFORMATION

Project Name	Senogles Final Planned Development
Applicant	Stephanie Senogles
Phone	920-639-3907
Consultant/ Engineer	N/A
Parcel Size	6.01 Acres
Existing Zoning	R-5
Proposed Zoning	N/A
Land Map Designation	Residential Neighborhood

ADJACENT LAND/ZONING MATRIX

	LAND USE	ZONING
North	Residential	R-1 , R-2 & R-5
South	Rural Residential	R-5
East	Vacant Land	R-5
West	Rural residential & Toonen Apartments	R-5 & PD

RECOMMENDED ACTION BY PLAN COMMISSION

It is recommended that the Plan Commission open the public hearing and ask the applicant to explain her request in detail. Subsequently, the Plan Commission should invite comments from the public and then close the public hearing. After the public hearing is closed, the Plan Commission should review the applicant's request with respect to the planned development approval criteria. Finally, if satisfied with the proposal, the Plan Commission should recommend approval to the Village Board with any specific conditions as may be necessary to address concerns voiced by the public, staff or Commission members.

POLICY ALTERNATIVE(S)

The Plan Commission could take any of the following actions:

- Approve the request without conditions.
- Approve the request with conditions.
- Deny the request
- Table the request until a later meeting date

BACKGROUND The applicant is requesting final planned development approval to allow the property located at 770 Fredrick Court to be used for equine assisted psychotherapy and learning sessions. The use would involve the applicant and her clients meeting for one- to two- hour sessions in the horse arena for approximately 15 hours per week. There would be no riding during the sessions, only handling. Clients would include those with eating disorders, poor self-esteem and poor family functioning (See application for further details).

EXECUTIVE ANALYSIS

1. **Zoning** The property is presently zoned R-5. The proposed use is not a permitted use in the R-5 zone but can be approved as a planned development.
2. **Setbacks** N/A
3. **Parking** Parking is being proposed in the driveway access from Shawano Avenue.
4. **Floodplain, Shoreland Zoning & Stormwater Management** N/A
5. **Land Division** No land division is being proposed in this request.
6. **Lighting** No lighting alterations are being proposed with this request.

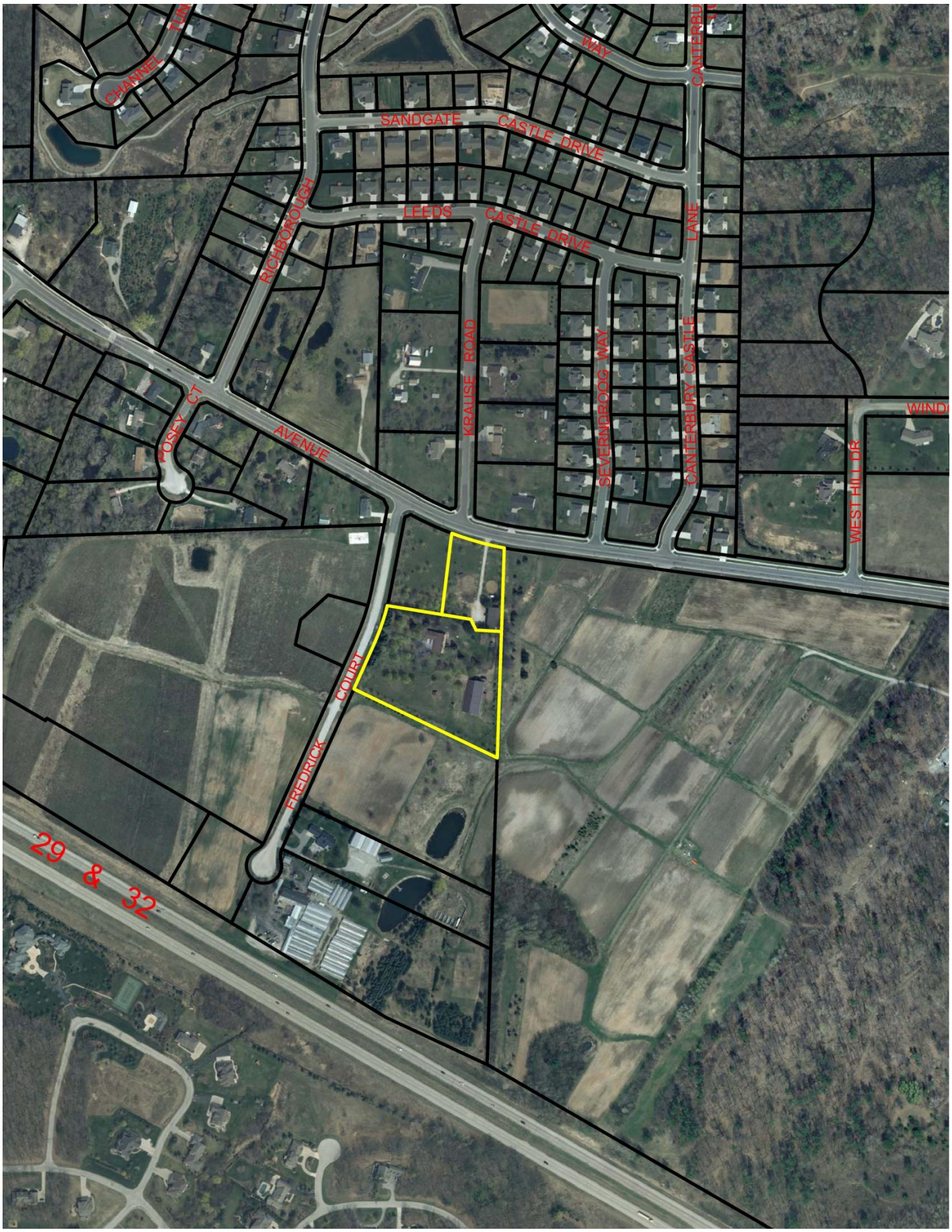
STAFF RECOMMENDED CONDITIONS

1) Proposed use shall take place during daytime hours only.
2) Proposed use shall take place no more than 15 hours per week.
3) Proposed use shall be limited to equine assisted psychotherapy and learning sessions only.
4) Proposed use shall be limited to Lot 2, 42 CSM 214 and Lot 1, 46 CSM 202.
5) All therapy sessions shall take place in the indoor arena building only.
6) All parking involving the proposed use shall be located on the driveway on Lot 2, 42 CSM 214.
7) No on-street parking shall be allowed.
8) All therapy sessions shall be conducted by the applicant, Stephanie Senogles.
9) Therapy sessions shall not exceed two hours per session.
10) Clients shall not include those with violence issues or substance abuse history.
11) Each session shall be limited to related family members or not more than two unrelated clients.

ATTACHMENTS

I Location Map
II-III Planned Development Application
IV Property Layout

ATTACHMENT I



ATTACHMENT II

Conditional Use Permit Application, Village of Howard

Applicant
Name: Stephanie Senogles, MSW, LCSW
Address: 3125 Westmore Lane
Phone: 920-639-3907 Email; msenogles@yahoo.com
Business name: Building Blocks Family Therapy Center LLC/Taking the Lead Equine Learning Center, LLC
Site Address: 770 Fredrick Court
Landowner of Record: Charles II & Jennifer Dais
Address: 770 Fredrick Court, Current residence: 3866 Tamarack Drive
Green Bay, WI 54313
Phone: 920-865-3866 Email: Jenna_ann01@yahoo.com

Parcel/building Information
Lot size: approximately 7.46 acres (may be less since Shawano Ave reconstruction)
Current zoning: R-5
Parcel Number: (We have 4 parcels/lots) VH-235 (Lot 1)
VH-507-3 (Lot 4)
VH-507-4 (Lot 3)
VH-507-5 (Lot 2)
Lot Dimensions: *(from most recent CSM, might have changed slightly since Shawano Ave changes)*
East 780.90'
West 690.81
North 386.81
South 586.90'
Street Frontage: Shawano Ave: 386.81'
(it is a corner parcel so total of Fredrick Court Frontage is 690.81')

For this use, only Lot 2 (entrance from Shawano Ave & barn) and Lot 4 (indoor arena/pole building) will be utilized. Parcel numbers VH-507-3, VH-507-5
Entire parcel includes VH-235 (Lot 1), VH-507-3 (Lot 4), VH-507-4 (Lot 3), VH-507-5 (Lot 2)

Does current Zoning permit intended Use: No
Bldg Sq. Footage: 60'X 120'

Describe Specifically the Nature of the Request:
Suamico resident, Stephanie Senogles, MSW,LCSW, who owns Building Blocks Family Therapy Center, LLC will be on the property weekdays, (@15 hours/week/daytime hours) offering "Equine Assisted Psychotherapy and Learning". Stephanie is a Level 2 Certified with EAGALA and clients would be in 1-2 hour meetings in the arena. No extra traffic expected because of the longevity of the sessions. Clients will not include any MH disorders such as violence or substance abuse, but primarily eating disorders, poor self esteem and poor family functioning. No riding during the sessions, only handling. This use will not negatively impact neighbors but will offer a wonderful service to citizens, and their friends and families that are in need of such services.
Landowner, Jennifer Dais, would be allowing use of one or two of her horses in the therapy program, and use of indoor arena building. Seen on Parcel VH-507-3 (Lot 4) Clients would enter and park in driveway in Lot 2, from Shawano Ave.

ATTACHMENT III

REQUIRED

(Check the Box to Signify Your Submittal of Listed Items Which Apply to Your Request)

- ☐ A plat of survey or the equivalent thereof depicting the location, dimensions, boundaries, uses and size of the site.
- ☐ A site plan including the following:
  - ☐ Density and floor area ratio
  - ☐ Building heights and setbacks
  - ☐ Size & location of lots
  - ☐ Screening and fencing
  - ☐ Location of sanitary and storm sewer lines
  - ☐ Location of water mains
  - ☐ Site drainage
  - ☐ Location of roads, driveways and walks
  - ☐ Existing and proposed structures, parking, loading areas, ingress/egress points
  - ☐ Location of recreational and open space areas reserved or dedicated for public uses
  - ☐ Percentage of green space & impervious surface
- ☐ Landscape plan including table depicting quantity, size and name of species.
- ☐ Lighting plan showing photometrics and a specification sheet of all fixtures to be used.
- ☐ Full-color rendering of building facades and large samples of colors and building materials that will be used on the project.
- ☐ An attachment stating the methods and hours of operation.
- ☐ Sign plan with dimensions of sign.

Submit 10 copies of all color documents. If possible, provide electronic versions (pdf, word, excel, etc) of plans.

With this signature, I certify that all required materials above have been submitted. Furthermore, I understand any required materials not submitted will result in an incomplete application. Incomplete applications will be returned to the applicant until all required materials are submitted.

X _____ 12/27/2010

Applicant Signature Date

Please direct all questions to Dave Wiese at 434-4640 or dwiese@villageofhoward.com

ATTACHMENT IV